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SHAWNYNE GARREN, RECORDER

E03

Natalia K. Vander Laan, Esq.

APN: 1419-12-610-016

Recording requested by: )  
Frederick Berning )  
3543 Arcadia Drive )  
Carson City, NV 89705 )

When recorded mail to: )  
Frederick Berning )  
3543 Arcadia Drive )  
Carson City, NV 89705 )

Mail tax statement to: )  
Frederick Berning )  
3543 Arcadia Drive )  
Carson City, NV 89705 )

RPTT: \$0.00 Exempt (3)  
Exempt (3): A transfer of title recognizing true status of ownership; made without consideration  
– PER COURT ORDER.

**EXECUTOR'S DEED**

THIS INDENTURE WITNESSETH THAT:

FREDERICK HERBERT BERNING, as the Personal Representative of the Estate of CAROL JEAN BERNING, the deceased,

For NO consideration, do hereby Grant, Bargain, Sell, and Convey unto:

FREDERICK HERBERT BERNING, an unmarried man, as his sole and separate property,

ALL the interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Legal Description:

Lot 37 as shown above on the map of VALLEY VIEW SUBDIVISION UNIT NO. 2 filed in the office of the Recorder of Douglas County, Nevada, on April 6, 1964 as file No. 24786.

Pursuant to the Order Waiving Account, Approving Attorney's Fees and Costs, and Decree of Final Distribution, dated January 22, 2024, rendered by the Ninth Judicial District Court Of The State of Nevada, In And For The County of Douglas (Case No: 2023-PB-00091; Department II), a certified copy of said Order having been filed on FEB 1 2024, 2024, in the Office of the County Recorder of Douglas County, State of Nevada, as Document No. 2024-1004435, of Official Records, and reference is hereby made to said Order and record thereof, and this Deed is given pursuant to said Order.

**NOTE:** The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada, on July 17, 2018, as Document No. 2018-916823 of Official Records.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

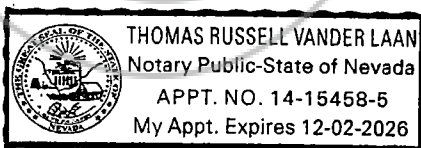
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on this January 31, 2024, in the county of Douglas, state of Nevada.

  
 \_\_\_\_\_  
 FREDERICK HERBERT BERNING  
 Personal Representative of the Estate of CAROL JEAN BERNING, the deceased

STATE OF NEVADA        )  
   ): ss  
 COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on this January 31, 2024, by FREDERICK HERBERT BERNING.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1419-12-610-016  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:  
a)  Vacant Land    b)  Single Fam. Res.  
c)  Condo/Twnhse    d)  2-4 Plex  
e)  Apt. Bldg    f)  Comm'l/Ind'l  
g)  Agricultural    h)  Mobile Home  
i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$0.00  
Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
Transfer Tax Value: \$0.00  
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 3  
b. Explain Reason for Exemption: A transfer of title recognizing true status of ownership, made w/o consideration-per court order

5. Partial Interest: Percentage being transferred: 100.00 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantor/Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Frederick Berning, Personal Representative  
Address: 3543 Arcadia Drive  
City: Carson City  
State: NV Zip: 89705

Print Name: Frederick Berning  
Address: 3543 Arcadia Drive  
City: Carson City  
State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**  
(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)